

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer GENTRY HOMES, LTD.

Address 560 North Nimitz Highway, Honolulu, Hawaii 96817-5315

Project Name (*): **SUNCREST, PHASE A**

Address: 91-1057 Laulauna St. (Bldg. 1), 91-1044 Huliau St. (Bldg. 2) & 91-1051 Laulauna St. (Bldg. 3), Ewa Beach, Hawaii 96706

Registration No. 3782

Effective date: **October 3, 1997**

Expiration date: **November 3, 1998**

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits of value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

- ☐ PRELIMINARY: The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
(yellow)
- ☐ FINAL: The developer has legally created a condominium and has filed complete information with the Commission.
(white)
☒ No prior reports have been issued.
☐ This report supersedes all prior public reports.
☐ This report must be read together with _____
- ☒ SUPPLEMENTARY This report updates information contained in the:
(pink)
☒ Preliminary Public Report dated: August 22, 1997
☐ Final Public Report dated: _____
☐ Supplementary Public Report dated: _____
- And ☐ Supersedes all prior public reports
☒ Must be read together with the Preliminary Public Report dated August 22, 1997
☐ This report reactivates the _____
public report(s) which expired on _____

(*) Exactly as named in the Declaration

FORM: RECO-30 286/986/189/1190/892/0197

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

☐ Required and attached to this report

☒ Not Required - disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier report if they wish to know the specific changes that have been made.

☐ No prior reports have been issued by the developer.

☒ Changes made are as follows:

Buildings 1 and 3 were changed to provide for all Model 2 apartments. Models 1 and 3 were eliminated.
The Project now only has Model 2 apartments.

The percent of common interest for ALL apartments was changed because of the change in model mix.

The draft Declaration and draft Condominium Map were changed to reflect the change in model mix.

The maintenance fees for all of the apartments were reallocated; however, the overall budget for the Project remained the same.

The above changes resulted in the following revisions to the Preliminary Public Report:

- Item 6 on Page 11 of the Preliminary Public Report was amended to delete all references to the Model 1 and Model 3 apartment types and to show an increase in the number of Model 2 apartment types from eight apartments to twenty-four apartments.
- Exhibit "A" of the Preliminary Public Report was amended to show that all apartments are now Model 2 apartments and have a new percent of common interest. The description of the Models 1 and 3 apartment types was deleted.
- Exhibit "D" of the Preliminary Public Report was amended to reflect the change in maintenance fee figures; however the overall budget remained the same.

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments. Restrictions for this condominium project include but are not limited to:

[X] Pets: Dogs, cats and other household pets limited to two in number and subject to compliance with provisions of House Rules.

[] Number of Occupants: _____
Apartment cannot be used for transient or hotel use. The apartment cannot be sold, rented or used

[X] Other: for "timeshare", "time interval", "vacation license" or "travel club membership".

[] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: None

Stairways: Exterior Only

Trash Chutes: None

<u>Apt. Type</u>	<u>Quantity</u>	<u>Br/Bath</u>	<u>Net Living Area (sf) *</u>	<u>Net Other Area (sf)</u>	<u>(Identify)</u>
2 ("Pikake")	24	2/1	681.7	N/A	

Total Number of Apartments: 24

*** Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls. SEE EXHIBIT "A".**

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment: Each apartment includes the walls and partitions which are not load bearing within its perimeter or party walls; glass windows or panels; doors (except for exterior surface of any door located on perimeter) and any fixtures and appliances originally installed. The apartment does NOT include undecorated or unfinished surfaces of perimeter or party walls or interior load-bearing walls, floors, and ceilings or any pipes, wires or other utility lines running through the apartment and utilized for more than one apartment. The apartment also does not include the adjacent lanai or courtyard which are considered limited common elements.

Permitted Alterations to Apartments: Additions, alterations or improvements solely within an apartment or within a limited common element appurtenant to and for the exclusive use of the apartment may be made by the apartment owner only with the approval of the Board of Directors of the Association of Apartment Owners and any other apartment owner directly affected.

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime, as amended.
 - C) Bylaws of the Association of Apartment Owners, as amended.
 - D) House Rules, if any.
 - E) Condominium Map, as amended.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other Ewa by Gentry Community Area Declaration of Covenants, Conditions and Restrictions
(See Paragraph 6 on page 20B)

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3782 filed with the Real Estate Commission on
July 24, 1997.

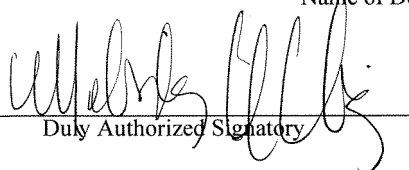
Reproduction of Report. When reproduced, this report must be on:

☐ YELLOW paper stock ☐ WHITE paper stock ☒ PINK paper stock

- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

GENTRY HOMES, LTD.

Name of Developer

By  9/11/97
Duly Authorized Signatory Date

MELINDA Y. CHING, Associate General Counsel

print name & title of person signing above

Distribution:

Department of Finance, City & County of Honolulu
Planning Department, City & County of Honolulu

EXHIBIT "A"

DESCRIPTION OF APARTMENT TYPES AND DESIGNATIONS

<u>Bldg. and Apt.</u>	<u>Apt. Model</u>	<u>Net Living Area (sq. ft.)</u>	<u>Floor Level</u>	<u>1st Stall (Carport)</u>	<u>2nd Stall (Open)</u>
1-A	2	681.7	1	17	3*
1-B	2	681.7	1	19	1*
1-C	2	681.7	1	71	5*
1-D	2	681.7	1	73	7*
1-E	2	681.7	2	16	4*
1-F	2	681.7	2	18	2*
1-G	2	681.7	2	72	6*
1-H	2	681.7	2	74	8*
2-A	2	681.7	1	29	37*
2-B	2	681.7	1	31	39*
2-C	2	681.7	1	33	40*
2-D	2	681.7	1	32	43*
2-E	2	681.7	2	28	36*
2-F	2	681.7	2	30	38*
2-G	2	681.7	2	35	41*
2-H	2	681.7	2	34	42*
3-A	2	681.7	1	27	14*
3-B	2	681.7	1	25	44*
3-C	2	681.7	1	22	11*
3-D	2	681.7	1	23	10*
3-E	2	681.7	2	26	13*
3-F	2	681.7	2	24	45*
3-G	2	681.7	2	20	12*
3-H	2	681.7	2	21	9*

* Denotes compact stalls.

There is one designated visitor stall in SUNCREST, PHASE A. Residents of SUNCREST, PHASE A will also be able to use visitor stalls designated in other condominium communities in the Joint Development Area merged with SUNCREST, PHASE A.

Model 2 (2 Bedroom/1 Bath) (681.7 sq. ft.)

Two bedroom, one bath apartment containing a living room, dining room, kitchen, one bathroom and two bedrooms. All model 2 apartments contain 681.7 square feet of NET LIVING AREA. In addition, the ground floor apartments have a limited common element concrete lanai and fenced courtyard area while the second floor apartments have a limited common element lanai. All apartments have a storage closet adjacent to the lanai.

NOTE: The sizes and configurations of the lanais and courtyards reflected on the Condominium Map are approximations only. Actual sizes and configurations may vary due to the placement and location of utilities and due to varying terrain surrounding each building.

BREAKDOWN OF MODELS
AND PERCENT OF COMMON INTEREST FOR SUNCREST, PHASE A
(Ownership Interest)

<u>Model</u>	<u>Percent of Common Interest</u>		<u>Number in Project</u>		<u>Total Percent of Common Interest</u>
2 (Bldg. 2 only)*	4.16%	x	8		33.28%
2 (Bldgs 1 & 3 only)*	4.17%	x	<u>16</u>	=	<u>66.72%</u>
					100.00%

* Model 2 apartments in Buildings 1 and 3 will have a slightly higher percentage common interest than those in Building 2 only so that the percent of common interest totals 100%. Notwithstanding the difference in percent of common interest, maintenance fees for all Model 2 apartments shall be the same.

As nearly as practicable, the common interest for each residential apartment was determined by dividing the net floor area of the particular apartment by the total net interior floor area of all apartments in the Project and multiplying that amount by 100%.

ADMINISTRATIVE MERGER

The Developer may administratively merge phases of SUNCREST with other condominium communities within the Joint Development Area. The Developer may also merge other condominium communities within the Joint Development Area into the already merged phases of SUNCREST at a later date. Upon administrative merger, the apartment owners in each of the merged condominium communities will have a new common interest which will be the apartment owners' new interest for voting and maintenance fee allocation purposes only in the merged project. The apartment owners' ownership interest will not be altered or affected in any way. The Developer will record a certificate of administrative merger which will state the new administrative common interest and its effective date. Each apartment owner's new administrative common interest will be computed by dividing the square footage for each apartment by the total square footage of the sum of all apartments in the entire merged project.

EXHIBIT "D"

SUNCREST, PHASE A
(24 units)
ESTIMATE OF INITIAL MAINTENANCE FEES
(Prior to Merger)

APARTMENT MODEL TYPE	MONTHLY FEE	x	12 MONTHS	=	YEARLY TOTAL
2	\$153.63				\$1,843.56

The Seller has reserved the right to merge some or all of the phases of SUNCREST or other adjacent communities as set forth in Section 16 of the Declaration. The Seller does not know at this time when any of the phases of SUNCREST can be merged. Should any phases be merged, the maintenance fees will be recalculated based upon the communities' expenses for the merged phases. No budget or estimate of maintenance fees for SUNCREST after the merger of all of the phases is available at this time.

The foregoing maintenance fees do not include the dues payable to the Ewa by Gentry Community Association. At the present time, those dues are \$39 per quarter for a total of \$156 a year.